

**ORDINANCE
of the
CITY OF
MINNEAPOLIS**

By Bender and Gordon

Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office-Residence Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 547.30 of the above-entitled ordinance be amended to read as follows:

547.30. Principal uses for the residence districts.

(a) *In general.* Table 547-1, Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Barber shop/beauty salon.
- b. Bookstore, new or used.
- c. Coffee shop, with limited entertainment, maximum thirty (30) seats.
- d. Drug store.
- e. Dry cleaning pickup station.

- f. Florist.
 - g. Grocery store.
 - h. Hardware store.
 - i. Performing, visual or martial arts school.
 - j. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, maximum thirty (30) seats.
 - k. Self service laundry.
 - l. Sports and health facility.
- (2) The maximum size of neighborhood serving retail sales and services uses shall be two thousand (2,000) square feet of gross floor area.
- (3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, with no more than two (2) such retail sales and services uses on a single zoning lot.
- (4) Drive-through facilities shall be prohibited.
- (5) Wholesale and off-premise sales shall be prohibited.
- (6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Dev. Standards
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓

<u>Emergency shelter serving six (6) or fewer persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>✓</u>
<u>Emergency shelter serving seventeen (17) to thirty-two (32) persons</u>		<u>C</u>	<u>C</u>	<u>✓</u>
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Residential hospice		C	C	✓
Supportive housing		C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university			C	✓
Early childhood learning center	P	P	P	✓
Preschool	P	P	P	✓
School, grades K—12	C	P	P	✓
School, vocational or business		P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	C	C	C	✓
Cemetery	C	C	C	
Club or lodge, with limited entertainment		C	C	✓
Community center		P	P	✓
Community garden	P	P	P	✓
Developmental achievement center	P	P	P	✓
Educational arts center	P	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, live performances only	P	P	P	✓
Religious Institutions				
Convent, monastery or religious retreat center		P	P	✓
Place of assembly	P	P	P	
Medical Facilities				
Birth center	C	P	P	✓

Blood/plasma collection facility			P	✓
Hospital			C	✓
Laboratory, medical or dental		P	P	
COMMERCIAL USES				
Office	P	P	P	
Bed and breakfast home	C	P	P	✓
Child care center	P	P	P	✓
Clinic, medical or dental	C	P	P	
Farmers' market		P	P	✓
Funeral home		C	C	✓
Hotel, 5—20 rooms		P	P	✓
Market garden, with a planting area of 10,000 sq. ft. or less	P	P	P	✓
Market garden, with a planting area greater than 10,000 sq. ft.	C	P	P	✓
Neighborhood serving retail sales and services		P	P	
Planned Unit Development	C	C	C	✓
PARKING FACILITIES				
Parking facility		C	C	
Parking lot, serving institutional and public uses	C	C	C	
Parking lot, serving multiple-family dwellings	C	C	C	
PUBLIC SERVICES AND UTILITIES				
Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Fire station	C	C	C	
Heating or cooling facility		C	C	
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office		C	C	
Railroad right-of-way	C	C	C	
Stormwater retention pond	C	C	C	
Water pumping and filtration facility	C	C	C	

Section 2. That Section 547.270 of the above-entitled ordinance be amended to read as follows:

547.270. - Preservation of residential character.

(a) *Commercial uses in existing buildings.* Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited where the property originally was designed or used for residential purposes.

(b) *New construction of commercial uses.* All new construction shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

Table 547-3 Lot Dimension and Building Bulk Requirements in the OR1 District

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	40	1.5
Dwelling unit, as part of a mixed use building	5,000	40	1.5
Multiple-family dwelling	5,000	40	1.5
Planned unit development	1 acre	As approved by C.U.P.	1.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	40	None
Community residential facility serving seven (7) to sixteen (16) persons	5,000	40	1.5
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>40</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to sixteen (16) persons</u>	<u>5,000</u>	<u>40</u>	<u>1.5</u>
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
Early childhood learning center	20,000	100	1.0
Preschool	5,000	40	1.0

School, grades K—12	20,000	100	1.0
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	100	1.0
Cemetery	80 acres	1,200	None
Community garden	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0
Educational arts center	4,000	40	1.0
Library	20,000	100	1.0
Park, public	20,000	100	1.0
Theater, indoor, provided live performances only	4,000	40	1.0
Religious Institutions			
Place of assembly	10,000	80	1.0
COMMERCIAL USES			
Office	4,000	None	1.0
Bed breakfast home	5,000	40	1.0
Birth center	4,000	None	1.0
Child care center	4,000	As approved by C.U.P.	1.0
Clinic, medical or dental	4,000	None	1.0
PARKING FACILITIES	5,000	40	None
PUBLIC AND UTILITIES SERVICES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 3. That Section 547.310 of the above-entitled ordinance be amended to read as follows:

547.310. - Building bulk requirements.

(a) *In general.* The maximum height and floor area ratio of buildings located in the OR2 District shall be as specified in Table 547-4, Lot Dimension and Building Bulk Requirements in the OR2 District.

(b) *Gross floor area computation for single- or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single- or two-family dwellings shall not include the following:

- (1) Detached accessory structures.
- (2) Open porches.

(3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.

(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single- and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single- and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single- and two-family dwelling within the one hundred (100) foot radius.

(2) Single- and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one (1) time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single- and two-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single- and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	2.5
Dwelling unit, as part of a mixed use building	5,000	4 stories, not to exceed 56 ft.	2.5
Multiple-family dwelling	5,000	4 stories, not to exceed 56 ft.	2.5
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None

Community residential facility serving seven (7) to thirty-two (32) persons	5,000	4 stories, not to exceed 56 ft.	2.5
Board and care home/Nursing home/Assisted living	20,000	4 stories, not to exceed 56 ft.	2.5
Dormitory	10,000	4 stories, not to exceed 56 ft.	2.5
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>4 stories, not to exceed 56 ft.</u>	<u>2.5</u>
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	2.5
Fraternity or sorority	10,000	2.5 stories, not to exceed 35 ft.	2.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	2.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	2.5
Supportive housing	5,000	4 stories, not to exceed 56 ft.	2.5
INSTITUTIONAL AND PUBLIC USES			
Medical Facilities			
Birth Center	4,000	4 stories, not to exceed 56 feet	2.5
Laboratory, medical or dental	4,000	4 stories, not to exceed 56 feet	2.5
Educational Facilities			
Early childhood learning center	20,000	4 stories, not to exceed 56 ft.	2.5
Preschool	5,000	4 stories, not to exceed 56 ft.	2.5
School, grades K—12	20,000	4 stories, not to exceed 56 ft.	2.5
School, vocational or business	20,000	4 stories, not to exceed 56 ft.	2.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	4 stories, not to exceed 56 ft.	2.5
Cemetery	80 acres	As approved by C.U.P.	None
Club or lodge	20,000	4 stories, not to exceed 56 ft.	2.5
Community center	20,000	4 stories, not to exceed 56 ft.	2.5

Community garden	None	None	None
Developmental achievement center	4,000	4 stories, not to exceed 56 ft.	2.5
Educational arts center	20,000	4 stories, not to exceed 56 ft.	2.5
Library	20,000	4 stories, not to exceed 56 ft.	2.5
Museum	20,000	4 stories, not to exceed 56 ft.	2.5
Park, public	None	4 stories, not to exceed 56 ft.	2.5
Theater, indoor	20,000	4 stories, not to exceed 56 ft.	2.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 750 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Place of assembly	20,000	4 stories, not to exceed 56 ft.	2.5
COMMERCIAL USES			
Office	4,000	4 stories, not to exceed 56 ft.	2.5
Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	2.5
Child care center	4,000	4 stories, not to exceed 56 ft.	2.5
Clinic, medical or dental	4,000	4 stories, not to exceed 56 ft.	2.5
Funeral home	15,000	4 stories, not to exceed 56 ft.	2.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
PARKING FACILITIES	5,000	4 stories, not to exceed 56 ft.	2.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 4. That Section 547.350 of the above-entitled ordinance be amended to read as follows:

547.350. - Building bulk requirements.

(a) *In general.* The maximum height and floor area ratio of buildings located in the OR3 District shall be as specified in Table 547-5, Lot Dimension and Building Bulk Requirements in the OR3 District.

(b) *Gross floor area computation for single- or two-family dwellings.* The floor area will be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single- or two-family dwellings shall not include the following:

- (1) Detached accessory structures.
- (2) Open porches.
- (3) The basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

- (1) The maximum floor area ratio of single- and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single- and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single- and two-family dwelling within the one hundred (100) foot radius.
- (2) Single- and two-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one (1) time by no more than five hundred (500) square feet.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single- and two-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single- and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	3.5
Dwelling unit, as part of a mixed use building	5,000	6 stories, not to exceed 84 ft.	3.5
Multiple-family dwelling	5,000	6 stories, not to exceed 84 ft.	3.5
Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5

Congregate Living			
Community residential facility six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	6 stories, not to exceed 84 ft.	3.5
Board and care home/Nursing home/Assisted living	20,000	6 stories, not to exceed 84 ft.	3.5
Dormitory	10,000	6 stories, not to exceed 84 ft.	3.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	3.5
<u>Emergency shelter serving six (6) or fewer persons</u>	<u>5,000</u>	<u>2.5 stories, not to exceed 35 ft.</u>	<u>None</u>
<u>Emergency shelter serving seven (7) to thirty-two (32) persons</u>	<u>5,000</u>	<u>6 stories, not to exceed 84 ft.</u>	<u>3.5</u>
Fraternity or sorority	10,000	2.5 stories, not to exceed 35 ft.	3.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	3.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	3.5
Supportive housing	5,000	6 stories, not to exceed 84 ft.	3.5
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	2 acres	6 stories, not to exceed 84 ft.	3.5
Early childhood learning center	20,000	6 stories, not to exceed 84 ft.	3.5
Preschool	5,000	6 stories, not to exceed 84 ft.	3.5
School, grades K—12	20,000	6 stories, not to exceed 84 ft.	3.5
School, vocational or business	20,000	6 stories, not to exceed 84 ft.	3.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	6 stories, not to exceed 84 ft.	3.5
Club or lodge	20,000	6 stories, not to exceed 84 ft.	3.5
Community center	20,000	6 stories, not to exceed 84 ft.	3.5
Community garden	None	None	None

Developmental achievement center	4,000	6 stories, not to exceed 84 ft.	3.5
Educational arts center	20,000	6 stories, not to exceed 84 ft.	3.5
Library	20,000	6 stories, not to exceed 84 ft.	3.5
Museum	20,000	6 stories, not to exceed 84 ft.	3.5
Park, public	None	4 stories, not to exceed 56 ft.	3.5
Theater, indoor	20,000	6 stories, not to exceed 84 ft.	3.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Place of assembly	20,000	6 stories, not to exceed 84 ft.	3.5
Medical Facilities			
Birth Center	4,000	6 stories, not to exceed 84 ft.	3.5
Blood/plasma collection facility	4,000	6 stories, not to exceed 84 ft.	3.5
Hospital	20,000	6 stories, not to exceed 84 ft.	3.5
Laboratory, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
COMMERCIAL USES			
Office	4,000	6 stories, not to exceed 84 ft.	3.5
Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	3.5
Child care center	4,000	6 stories, not to exceed 84 ft.	3.5
Clinic, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
Funeral home	15,000	6 stories, not to exceed 84 ft.	3.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.
Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5
PARKING FACILITIES	5,000	6 stories, not to exceed 84 ft.	3.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.